FILED
DARON McCRABB
DELAWARE COUNTY AUDITOR

SEP 9 1996

FILED
Date 9-9-96
County Assessor

'96 SEP 9 PM 1 29
DELAWARE COUNTY IOWA
RECORDED
BOOK 8 PAGE 3
RECORDER

$16.00

WANG WG FILE B-10

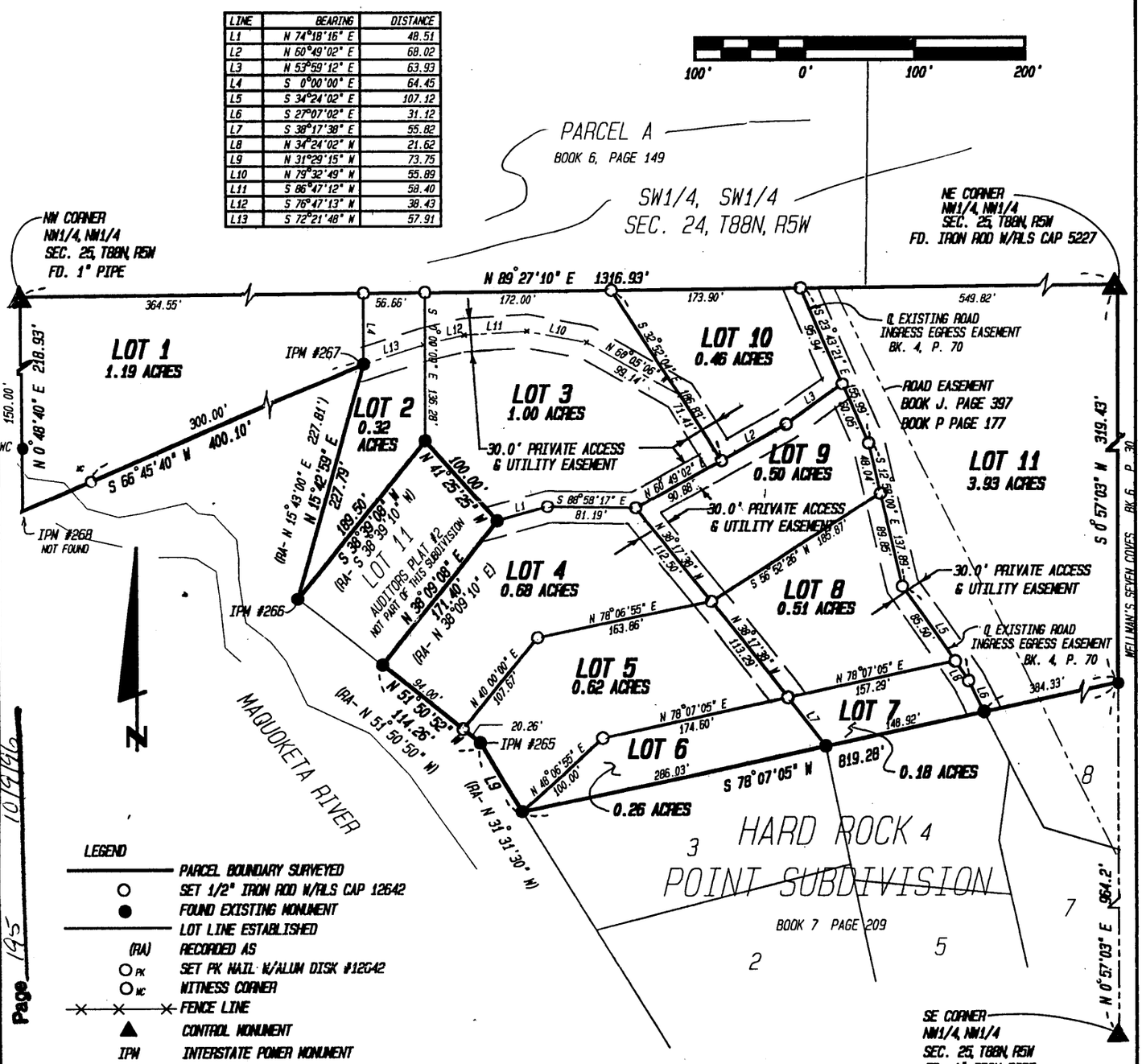
855-935

PREPARED BY WM. BURGER LANDSURVEYORS 510 3RD STREET WEST COURT, NORTHINGTON, IOWA 52078 PHONE 319 855 2028

PLAT OF SURVEY

ALDIPADD ACRES A SUBDIVISION OF LOT ONE (1) OF LINDEN HEIGHTS OF THE NORTHWEST QUARTER (NW1/4), NORTHWEST QUARTER (NW1/4), SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA

LINE	BEARING	DISTANCE
L1	N 74°18'16" E	48.51
L2	N 60°49'02" E	68.02
L3	N 53°59'12" E	63.93
L4	S 0°00'00" E	64.45
L5	S 34°24'02" E	107.12
L6	S 27°07'02" E	31.12
L7	S 38°17'38" E	55.82
L8	N 34°24'02" W	21.62
L9	N 31°29'15" W	73.75
L10	N 79°32'49" W	55.89
L11	S 86°47'12" W	58.40
L12	S 76°47'13" W	38.43
L13	S 72°21'48" W	57.91



LEGEND

- PARCEL BOUNDARY SURVEYED
- SET 1/2" IRON ROD W/RLS CAP 12642
- FOUND EXISTING MONUMENT
- LOT LINE ESTABLISHED
- (RA) RECORDED AS
- PK SET PK NAIL W/ALUM DISK #12642
- WC WITNESS CORNER
- FENCE LINE
- CONTROL MONUMENT
- IPM INTERSTATE POWER MONUMENT

NOTE: ALL MONUMENTS TO BE SET WITHIN 90 DAYS OF RECORDING DATE

SCALE: 1" = 100' DATE OF SURVEY: 7/8/96 SHEET 1 OF 4

PROPRIETORS: ALLEN BAUERS & DIANE BAUERS

REGISTERED LAND SURVEYOR WILLIAM H. BURGER 12642 IOWA

Wm. Burger
LandSurveyors
510 3rd Street West Court
Northington, Iowa 52078

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LANDSURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY REGISTRATION EXPIRES 12/31/96

William H. Burger 8/22/96
WILLIAM H. BURGER #12642 DATE

Recorded as Instrument No. 96-1946 See Book 6 Page 194 10/14/96

Recorded as Instrument No. 96-1945 See Book 6 Page 195 10/14/96

DATE 9-9-96 BOOK 8 PAGE 3 B-10

LEGAL DESCRIPTION:

ALDIPADO ACRES - A Subdivision of Lot One (1) of Linden Heights of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian , Delaware County, Iowa as recorded in Plat Book 7 Page 102 in the Office of the Delaware County Recorder , Divided into Eleven (11) Lots, numbered One (1) through Eleven (11), containing a total of 9.65 acres, subject to easements of record and more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) , Section Twenty-five (25), Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian , Delaware County, Iowa; thence South 00°-57'-03" West 319.43 feet along the East line of said Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) to the Northeasterly corner of Hard Rock Point Subdivision as recorded in the Office of the Delaware County Recorder Book 7 , Page 242; thence South 78°-07'-10" West 819.25 feet along the Northerly line and to the Northwesterly corner of said Hard Rock Point Subdivision; thence North 31°-29'-15" West 73.75 feet , thence North 51°-50'-52" West 114.26 feet to the Southwesterly corner of Lot Eleven (11) of Auditor's Plat No.Two (2) as recorded in the Office of the Delaware County Recorder Plat Book 5, Page 97; thence North 38°-09'-08" East 171.40 feet along the Southerly line and to the Southeasterly corner of said Lot Eleven (11), thence North 41°-25'-25" West 100.00 feet along the Easterly line and to the Northeasterly corner of said Lot Eleven (11); thence South 38°-39'-08" West 189.50 feet along the Northerly line and to the Northwesterly corner of said Lot Eleven (11); thence North 15°-42'-59" East 227.79 feet; thence South 66°-45'-40" West 400.10 feet to the West line of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); thence North 00°-48'-40" East 218.93 feet along said West line to the Northwest corner of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), Section Twenty-five (25); thence North 89°-27'-10" East 1316.93 feet along the North line of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) to the POINT OF BEGINNING said described parcel is hereby designated as ALDIPADO ACRES, containing a total of 9.65 acres and divided into Eleven (11) lots numbered One (1) through Eleven (11) as shown on the attached plat. Subject to easements of record.
The North line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian Delaware County, Iowa bears North 89°-27'-10" East in relation with Auditors Plat Number Two (2) as recorded in Plat Book 5 Page 97 in the office of the Delaware County Recorder .

A thirty foot (30.0') wide easement for private access and utilities as shown on the attached plat is created for the benefit of Lots One (1) through Lot Eleven (11).

SURVEYORS CERTIFICATE :

I hereby certify that this survey and plat was made by me or under my direct personal supervision , and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.

William H. Burger 8/22/x

William H. Burger Date Reg. No. 12642

REGISTERED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

OWNERS ACKNOWLEDGMENT

I (We) Allen Bauers & Diane Bauers husband and wife of DELAWARE County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my (our) free consent, and in accordance with my (our) desire.

Allen Bauers
Allen Bauers

Diane Bauers
Diane Bauers

STATE OF IOWA
COUNTY OF Delaware

On this 25 day of August A. D. 1996 before me, a Notary Public in and for said County, personally appeared Allen Bauers & Diane Bauers, to me known to be the person or persons named in and who executed the foregoing instrument, and acknowledged that ____ executed the same as ____ voluntary act and deed.

James G. Graham
Notary Public in and for said County
James G. Graham

James G. Graham
My Comm. Expires
11-96

DELAWARE COUNTY TREASURER

Manchester, Iowa 8-26 1996

I the undersigned Carolyn A. Wilson Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against Allen Bauers and Diane Bauers , proprietors of Lot One (1) of Linden Heights Subdivision, Section 25, T88N, R5W have been paid and said real estate is free and clear of all taxes as of this date.

Carolyn A. Wilson
Treasurer of Delaware County, Iowa
Carolyn A. Wilson

ATTORNEY'S OPINION

I, Thomas J. Hanson , a practicing attorney at law in Delaware County , Iowa have examined the abstract of title to the land included within **ALDIPADO ACRES** - A Subdivision of Lot One (1) of Linden Heights of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian , Delaware County, Iowa, on premises more particularly described in the surveyor's certificate of William H. Burger, dated August 22 , 19 96 .

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, and was last certified to by said company on the 30th day of August , A.D., 19 96 , at the hour of 8:00 o'clock A . M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Allen Bauers and Diane Bauers
Dated at Manchester , Iowa in said County , this 5th day of September . 19 96

Attorney at Law
Thomas J. Hanson